

ORDINANCE NO. 852

AN ORDINANCE AMENDING CHAPTER 27(ZONING ORDINANCE)OF THE LODI CITY CODE AND THEREBY AMENDING PERMITTED USES AND USES REQUIRING USE PERMITS IN VARIOUS ZONING DISTRICTS

The City Council of the City of Lodi does ordain as follows:

Section 1. Subsection (a) of Section 27-5 of the Code of the City of Lodi is hereby amended to read in full as follows:

(a) Uses Permitted

1. One-family dwelling - minimum 6500 square foot lot
2. Farming and gardening
3. The following uses subject to securing a use permit:
 - (i) School
 - (ii) Park
 - (iii) Playground
 - (iv) Community center
 - (v) Church
 - (vi) Museum
 - (vii) Golf course(excluding miniature golf course) and similar recreational uses of a non-commercial nature..
 - (viii) Public utilities services building

Section 2. Subsection (a) of Section 27-7 of the Code of the City of Lodi is hereby amended to read in full as follows:

(a) Uses Permitted

1. One-family and two-family dwellings subject to the area limitations as hereinafter provided.
2. Multiple-family dwellings and group dwellings subject to the area limitations as hereinafter provided.
3. The following additional uses subject to securing a use permit:
 - (i) All uses permitted in the R-1 District, as provided in subsection (a) paragraph 3 of Section 27-5.

(ii) Children's nurseries and nursery schools

(iii) Rest and convalescent homes

(iv) Automobile parking lot when adjacent to a commercial zone

Section 3. Subsection (a) of Section 27-8 of the Code of the City of Lodi is hereby amended to read in full as follows:

(a) Uses Permitted

1. **All** uses permitted in the R-3 District with the same regulations applicable thereto, except as hereinafter provided.
2. Hotel
3. Motel
4. Boarding and lodging house
- ✓5. The following uses subject to securing a use permit:
 - (i) **All** uses permitted in the R-3 District as provided in subsection (a) paragraph 3 of Section 27-7.
 - (ii) Private clubs, lodges, fraternities and sororities, except those organizations the chief activity of which is a service customarily conducted as a business.
 - (iii) Hospital
 - (iv) Mobile home and/or trailer park

Section 4. Subsection (a) of Section 27-9 of the Code of the City of Lodi is hereby amended to read in full as follows:

(a) Permitted and Prohibited Uses

1. All uses permitted in the R-3 District with the same regulations applicable thereto; except as hereinafter provided.
2. Institutions of an educational or philanthropic nature.
3. Business and professional offices such as accountant, architect, attorney, contractor, doctor, dentist, engineer, insurance agent, real estate agency, finance company, bank, chiropractor, governmental agency, and drive-in offices.
4. Beauty **shops** and barber shops
5. Rest and convalescent homes

6. The following uses subject to securing a use permit:
 - (i) All uses permitted in the R-3 District as provided in subsection (a) paragraph 3 of Section 27-7 except when included as a permitted use above.
 - (ii) Hospital
 - (iii) Lodge or private club
 - (iv) Funeral homes and mortuaries
 - (v) Dispensing pharmacy or coffee shop when completely enclosed within a professional office complex or hospital and when serving as an accessory use.
7. Prohibited uses include retail and wholesale businesses which involve the sale, processing or repair of materials or goods or the use of equipment other than ordinary office machines. Examples are: Drugstore, TV repair shop, printing shop, dry-cleaning pick-up station, reducing salon or health studio, commercial recreation facilities and assembly halls. Any uses not specifically permitted are prohibited.

Section 5. The titles for Section 27-10 and Section 27-11 of the Code of the City of Lodi are hereby amended to read as follows:

SECTION 27- 10. C-1 NEIGHBORHOOD COMMERCIAL DISTRICT

SECTION 27-11. C-2 GENERAL COMMERCIAL DISTRICT

Section 6. Subsection (a) of Section 27-12 of the Code of the City of Lodi is hereby amended to read in full as follows:

(a) Uses Permitted

1. All uses permitted in the C-2 District, except that it shall be the declared intent and purpose of the M District to promote commercial and industrial enterprises and to prohibit residential subdivisions and residential building, except those dwellings for the express use of the owner or caretaker of properties in the M District.
2. Any other use not otherwise prohibited by law, except that the following uses, which shall be presumed to be possibly detrimental to the public health, safety or welfare within the present limits of the City, may be permitted in the M District only after securing a use permit which can be granted only after a public hearing upon a particular application.
3. Use Permits shall be required for dwellings for the owner or caretaker of properties in the M District. No other dwellings shall be permitted.

Section 7. Subsection (c) of Section 27-15 of the Code of the City of Lodi is hereby amended to read in full as follows:

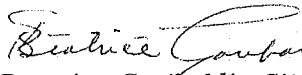
(c) Use Permits

- (i) To classify as a conforming **use** any institutional use existing at the time of the adoption of this chapter.
- (ii) To permit the location of any of the following uses, after first conducting a public hearing and when it has been determined that the public health, safety, or general welfare will not be adversely affected: Airport, cemetery, crematory, mausoleum, and any other place for the disposal of the human dead.
- (iii) A temporary building for commerce or industry in a dwelling district for a period of not more than one year which use is incidental to the residential development of the district.

Section 8. All ordinances and parts of ordinances in conflict herewith are hereby repealed insofar as such conflict may exist.

Section 9. This ordinance shall be published one time in the "Lodi News Sentinel," a daily newspaper of general circulation printed and published in the City of Lodi and shall be in force and take effect thirty days from and after its passage and approval.

Approved this 18th day of October, 1967.


Attest: Beatrice Garibaldi, City Clerk

State of California,

County of San Joaquin, ss.

I, Beatrice Garibaldi, City Clerk of the City of Lodi, do hereby certify that Ordinance No. 852 was introduced at a regular meeting of the City Council of the City of Lodi held October 4, 1967, and was thereafter passed, adopted and ordered to print at a regular meeting held October 18, 1967,

by the following vote:

Ayes: Councilmen Brown, Culbertson, Hunnell, Walton and Kirsten

Noes: . None

Absent: None

I further certify that Ordinance No. 852 was approved and signed by the Mayor on the date of its passage and the same has been published pursuant to law.

